

Jeffries

Jeffries is generally bounded by the Ford Freeway (I-94) to the north, the Fisher Freeway (I-75) to the south, the Lodge Freeway (M-10) to the east, and the Jeffries Freeway (I-96) to the west. Jeffries is immediately northeast of the Central Business District and immediately west of Wayne State University. A casino is in the southeast corner.

Over three quarters of the housing units are renter occupied. Jeffries lost over one-fifth of its population and thirty-five percent of its housing units during the 1990's, losses that exceed the citywide average. Almost a quarter of the housing units are vacant. The amount of vacant land creates considerable opportunities for reinvestment.

□ Neighborhoods and Housing

Issue: Whole blocks of housing have been abandoned and demolished near the Jeffries Homes (at Martin Luther King Drive and the Lodge Freeway) and in other portions of the community. The Woodbridge neighborhood (northwest of Grand River and Trumbull) is area's most stable.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the Woodbridge neighborhood through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

GOAL 2: Revitalize neighborhoods with poor housing conditions

Policy 2.1: Target the area southwest of Grand River for construction of affordable and market rate single-family homes and townhouses in a manner consistent with the scale and character of the existing housing stock.

GOAL 3: Increase residential density

Policy 3.1: Redevelop Grand River with mixed-use development, including high-density residential.

❑ **Retail and Local Services**

Issues: The area's only commercial strip is Grand River. This strip has many vacant lots and underutilized buildings. A casino development is in the southeast corner.

GOAL 4: Increase the vitality of commercial thoroughfares

Policy 4.1: Encourage high-density mixed-use development to replace obsolete commercial properties along Grand River.

Policy 4.2: Encourage a high-density office and retail area at Grand River and the Lodge Freeway, adjacent to the casino development.

GOAL 5: Develop a retail center

Policy 5.1: Develop a large-scale retail node at Grand River and Buchanan.

❑ **Industrial Centers**

Issues: There is a large underutilized industrial area in the northwest corner.

GOAL 6: Increase the viability of industrial areas

Policy 6.1: Redevelop the under-utilized industrial sites by attracting new and encouraging existing businesses to use the land for expansion or relocation.

❑ **Parks, Recreation and Open Space**

Issues: Increased residential development will increase the demand for recreational amenities in an area that is already underserved.

GOAL 7: Increase open space and recreational opportunities

Policy 7.1: Strategically acquire property to be utilized for the development of neighborhood parks or play lots to accommodate the additional demands due to residential growth.

Policy 7.2: Work with area institutions to provide recreation access and programs.

GOAL 8: Increase access to open space and recreational areas

Policy 8.1: Include greenways to provide residential areas with linkages to commercial corridors, recreation areas, and Wayne State University.

2000 Census - Demographic Profile

Neighborhood **Jeffries**

Total Population

7,043

1990 Population

9,183

1990 to 2000 Change

-2,140

Percent Change

-23.30%

Race

White Only

1,201

17.05%

Black or African American
Only

5,528

78.49%

American Indian and Alaska
Native Only

73

1.04%

Asian Only

16

0.23%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

59

0.84%

Two or More Races

166

2.36%

Hispanic Origin

Hispanic Origin (Any Race)

117

1.66%

1990 Hispanic Origin

276

1990 to 2000 Change

-159

Percent Change

-57.61%

Gender

Male

3,357

47.66%

Female

3,686

52.34%

Educational Attainment

Population 25 or older

4,563

64.79%

HS Graduate or Higher

3,141

68.84%

Assoc. Degree or Higher

891

19.53%

Age

Youth Population
(Under 18 Years Old)

1,868

26.52%

1990 Youth Population

2,232

1990 to 2000 Change

-364

Percent Change

-16.31%

0 to 4 Years Old

454

6.45%

5 to 10 Years Old

679

9.64%

11 to 13 Years Old

290

4.12%

14 to 17 Years Old

445

6.32%

18 to 24 Years Old

612

8.69%

25 to 44 Years Old

2,149

30.51%

45 to 64 Years Old

1,590

22.58%

65 Years Old and Older

824

11.70%

Households

Households

2,944

Average Household Size

2.26

Population in Group Quarters

376

5.34%

Population in Households

6,667

Family Households

1,503

51.05%

Married Couple Family

467

31.07%

Female Householder Family

828

55.09%

One Person Households

1,228

41.71%

Housing Units

Housing Units

3,930

1990 Housing Units

6,046

1990 to 2000 Change

-2,116

Percent Change

-35.00%

Vacant Housing Units

950

24.17%

Occupied Housing Units

2,980

75.83%

Owner Occupied

702

23.56%

Renter Occupied

2,278

76.44%

Housing Value

Owner Occupied Units

481

Less Than \$15,000

80

16.63%

\$15,000 to \$29,999

82

17.05%

\$30,000 to \$49,999

55

11.43%

\$50,000 to \$69,999

56

11.64%

\$70,000 to \$99,999

61

12.68%

\$100,000 to \$199,999

142

29.52%

\$200,000 or More

5

1.04%

Household Income

Less Than \$10,000

947

32.17%

\$10,000 to \$14,999

367

12.47%

\$15,000 to \$24,999

485

16.47%

\$25,000 to \$34,999

293

9.95%

\$35,000 to \$49,999

323

10.97%

\$50,000 to \$74,999

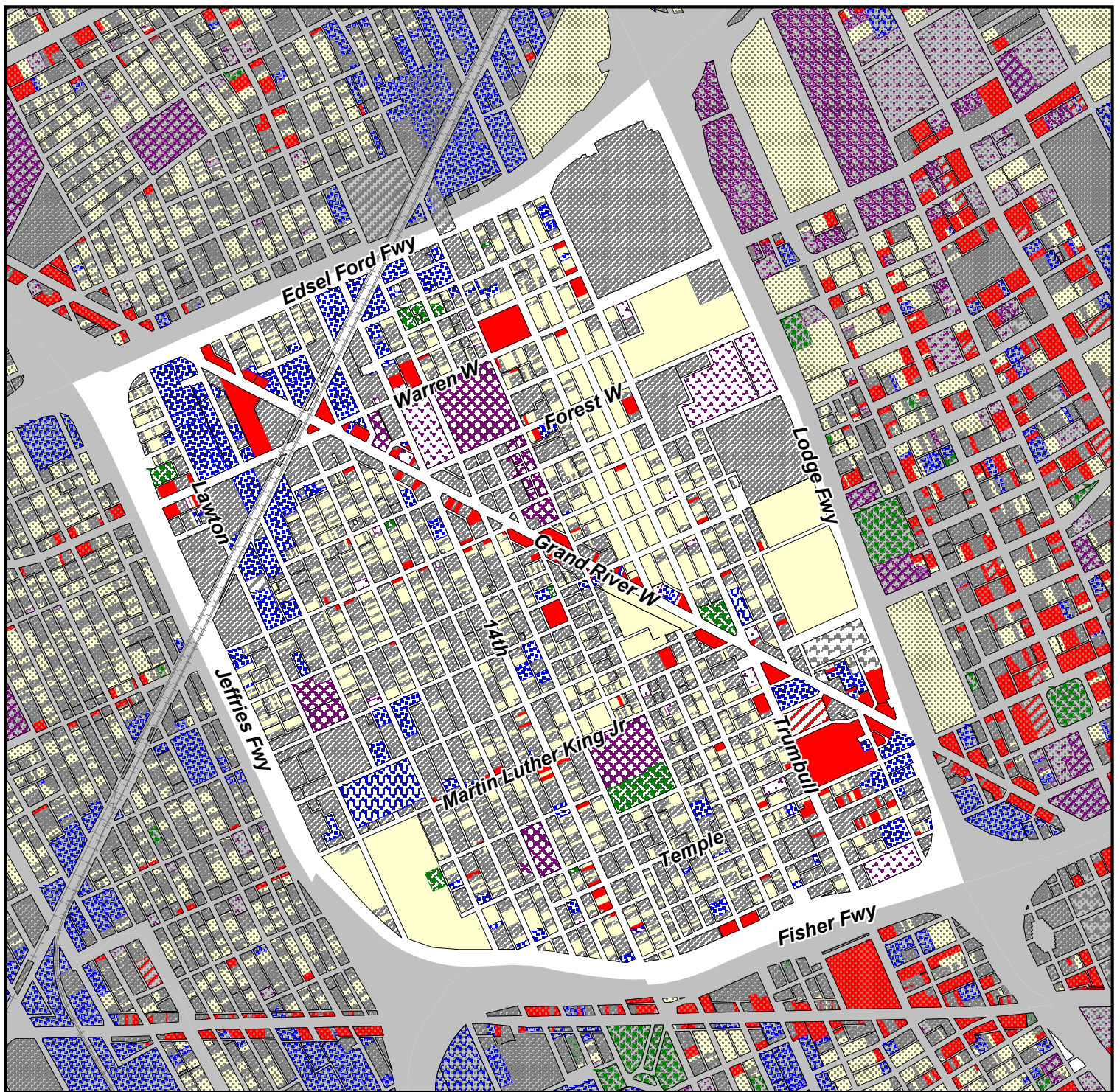
277

9.41%

\$75,000 or More

252

8.56%



Map 4-3A

City of Detroit
Master Plan of
Policies

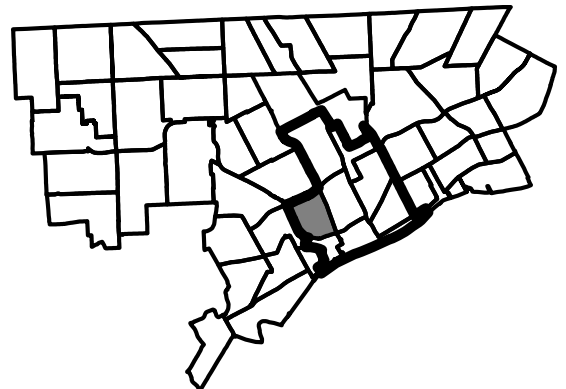
Neighborhood Cluster 4 Jeffries

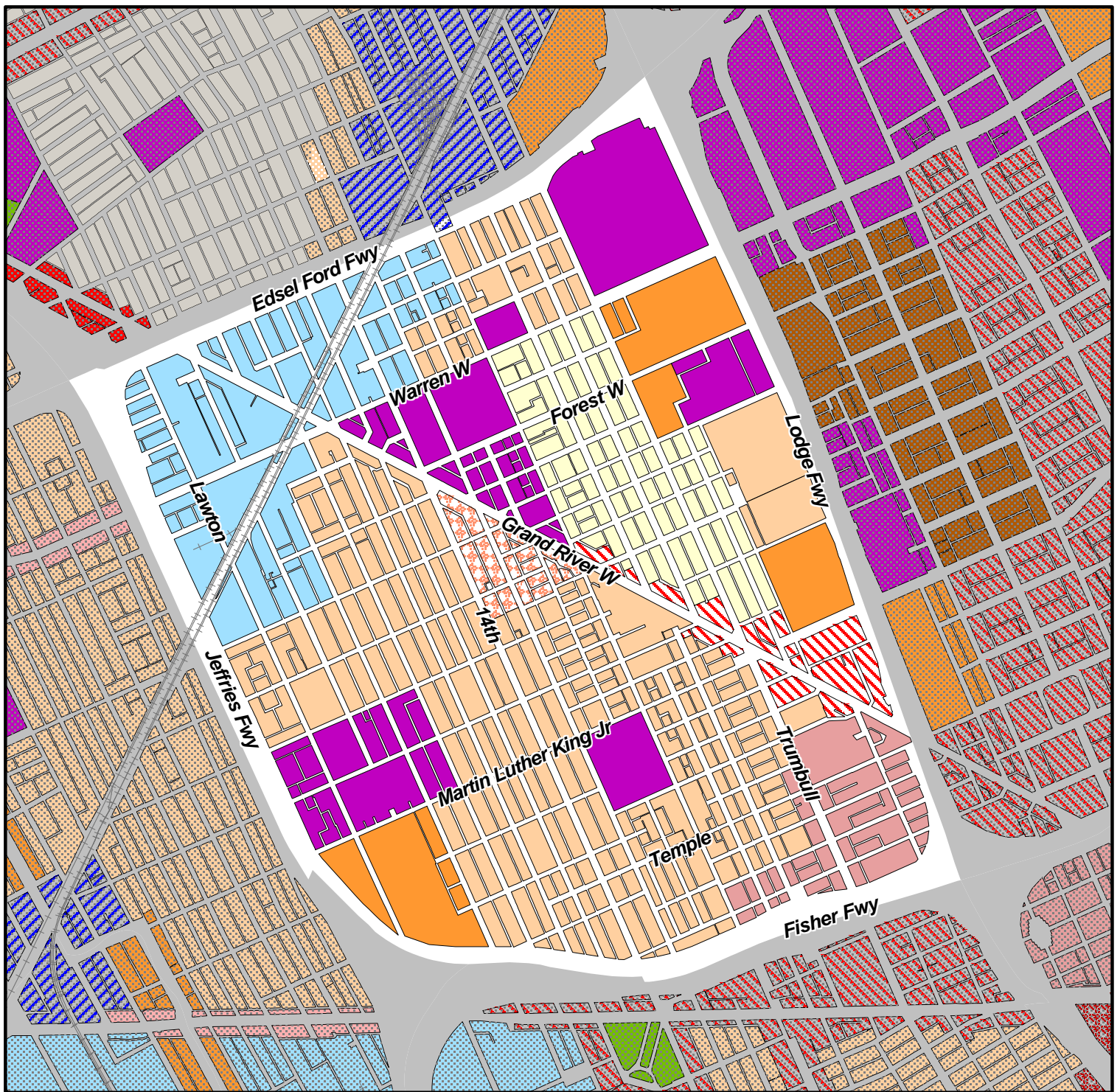


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 4-3B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Jeffries



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

